

296 KING STREET EAST

RETAIL FOR LEASE





PRIME OPPORTUNITY IN THE KING EAST DESIGN DISTRICT

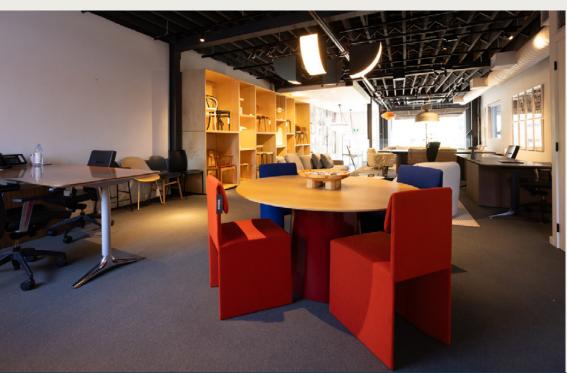
296 King Street East presents an opportunity to lease retail space with prominent exposure to King Street East. Surrounded by the Moss Park, Corktown and Distillery District neighbourhoods, this exceptional property offers an impressive 1,776 SF on the main floor and 1,775 SF of lower level space surrounded by over 10,000 residential units in a half-kilometer radius. The space provides an opportunity for a variety of retail uses seeking a distinctive presence in this dynamic area.



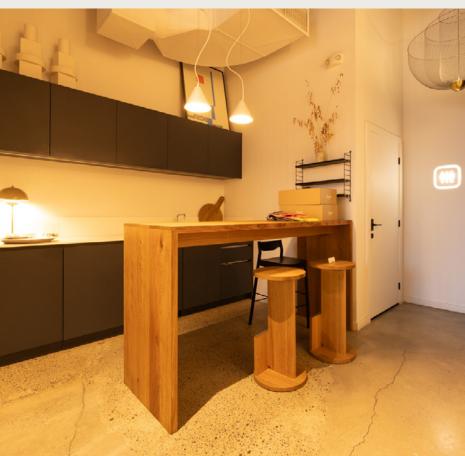












AREA **OVERVIEW**

Downtown East is one of Toronto's fastest growing nodes, with over 10,000 residential units set for completion over the next three years within 1 km of the development. The neighbourhood is serviced by the 504 King, 503 Kingston, and 514 Cherry streetcars and is a short walking distance to the future Moss Park Station on the Ontario Line.

296 King Street East is situated in the King East Design District, a neighbourhood in the heart of Downtown East. The neighbourhood runs from Church Street to River Street along King Street East and encompasses many thriving businesses, including furniture design stores, restaurants, café's and shops. Home to some of Toronto's oldest and most beautiful buildings, stunning examples of wellpreserved architecture line the street of this historic neighbourhood. King Street East Design District strives to be a hub for creativity and to lead Canada in contemporary design, art, and culture. Just south of the property is the Distillery District, a cobblestoned pedestrian-only village dedicated to the arts and culture, boasting charming restaurants, original shops and galleries that are unique to the city.





45,986 **Population**



37.4 Median Age



Growth Rate Previous 5 Years



Daytime Population



Total Households



\$103,296 Average HH Income



PROPERTY DETAILS

Main Floor 1,776 SF

Lower Level 1,775 SF

Total 3,551 SF

Net Rent: Please Contact Listing Agents

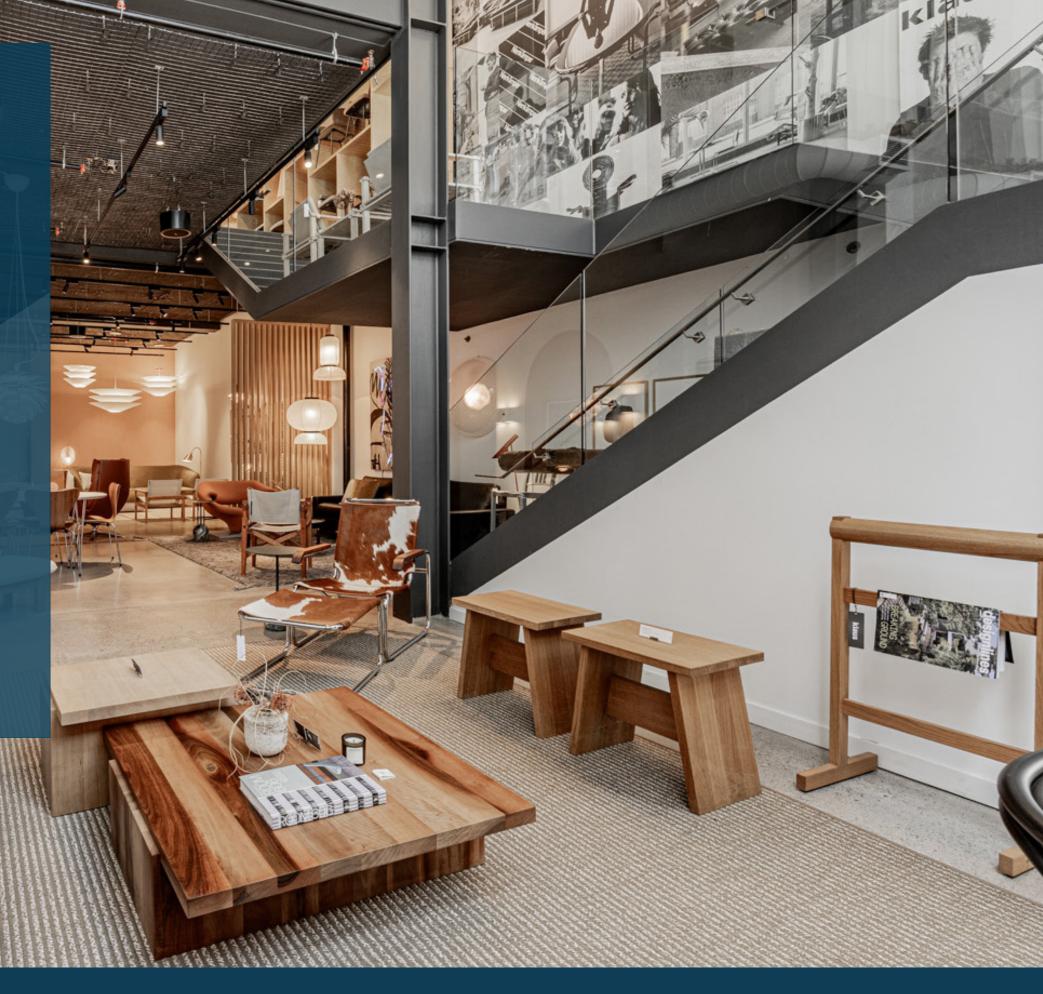
Additional Rent: \$6.47 PSF

Available Immediately

HIGHLIGHTS

• Standalone building in the heart of the King East Design District

- Large windows provide for natural light and showcasing retail product
- Steps from 504 King and 503 Kingston Road streetcar stop
- Strong presence and excellent branding opportunity to King Street East
- Available for a variety of retail and office uses



FLOOR PLAN





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